
**Planning Board Minutes
February 18, 2021**

Planning Board Members Present: Steve Lester, Fred Fink, Daniel Compton, Matt Rogers, Michael Donohoe, Julie Pellett. Call in: Mike Woodruff.

Absent: Kimberly Rayburn (Secretary),

Others Present: James Kier, (Building & Zoning), Adam Karlson, Adam Torpey, Brendon Goodon (Venezia), Mike Novakowski

Minutes written from notes taken at the meeting.

Lester opened the meeting at 7:30 pm.

I. TNC1-21 Expansion of nonconforming structure Owner Adam & Allie Karlson property located 2310 Brace Rd tax map # 68.00-1-32.100. They propose an addition onto the rear of their SF home. They are not making the non-conformance any more non-conforming.

The Board reviewed the application, Adam explained this is an old farm house and they wish to erect an addition onto the rear of the home without making the non-conformance any more non-conforming.

Fink motioned and Rogers seconded to forward the application to the ZBA for their review. TNC1-21 Expansion of nonconforming structure Owner Adam & Allie Karlson property located 2310 Brace Rd tax map # 68.00-1-32.100. They propose an addition onto the rear of their SF home. They are not making the non-conformance any more non-conforming

Record of Vote:

**Lester Aye Fink Aye Pellett Aye Compton Aye Rogers Aye Donohoe Aye Woodruff Aye
All Board members present voted Aye, Vote was carried unanimously.**

II. TS2-21 Sketch Plan Andrew Torpey/Log & Timber Structures, LLC (Owner) Wilkins Rd tax # 67.00-2-1.120. Take Lot 2 of 3.556 +/- acres creating a flag lot off of parent parcel (lot 1) of 5.856 +/- acres leaving lot 1 at 2.3 +/- acres.

The Board reviewed the maps and held a brief discussion. The Board asked about the road frontage of the lot to the east. Gooden stated he believes it is sixty (60) feet, but that's a separate lot and not part of this subdivision.

**Woodruff motioned and Donohoe seconded to declare SEQR a Type II with no further action required.
All Board members in attendance voted Aye.**

Rogers motioned and Fink seconded to approve the Sketch Plan Andrew Torpey/Log & Timber Structures, LLC (Owner) Wilkins Rd tax # 67.00-2-1.120. Take Lot 2 of 3.556 +/- acres creating a flag lot off of parent parcel (lot 1) of 5.856 +/- acres leaving lot 1 at 2.3 +/- acres

Whereas:

1. Maps are acceptable for final

Record of Vote:

**Lester Aye Fink Aye Pellett Aye Compton Aye Rogers Aye Donohoe Aye Woodruff Aye
All Board members present voted Aye, Vote was carried unanimously.**

III. SPL2-21 Site Plan Rogers Farm Market 3439 State Rt 64 S tax # 95.00-1-30.111

The Board reviewed the site plan and additional documents provided; a discussion was held. Rogers will supply some items to be sold, and some will be grown on Novakowski's farm in Middle Cheshire Rd.

He wishes to display some outdoor items, such as Colonial plastic furniture, flowers and bedding plants. He's also proposing an after -hours road side stand. It would be located on the rite side of Rt 64 South.

The Board discussed the need for a public hearing. The structure was previously used as such and the property is currently being farmed and located in the Ag district.

Donohoe motioned and Woodruff seconded to waive a public hearing, All Board members in attendance voted Aye. Rogers abstained; vote was carried.

Fink motioned and Pellett seconded to declare SEQR a Type II with no further action required. All Board members in attendance voted Aye. Rogers abstained; vote was carried.

Woodruff motioned and Donohoe seconded to approve SPL2-21 Site Plan Rogers Farm Market 3439 State Rt 64 S tax # 95.00-1-30.111

Whereas:

2. As presented

Record of Vote:

Lester Aye Fink Aye Pellett Aye Compton Aye Rogers abstained Donohoe Aye Woodruff Aye All Board members present voted Aye, Vote was carried unanimously.

III. Discussion:

The Board discussed the need for a public hearing. Performance Industrial Park, LLC (Owner, Anthony Sulli) 6915 St Rts 5&20 will be coming in for 2 Special Use Permits (SUP) reviews in March after the Ontario CO Planning Board reviews the SUP for a Mini Storage:

1. Existing Auto repair- SUP review upon change of ownership- does not require Co review
2. New SUP for storage facility- will be sent to the Co for review 1st.

Rogers motioned and Woodruff seconded to waive a public hearing, All Board members in attendance voted Aye.

The Board discussed the need for a public hearing for a Special Use Permit for Gillette, animals on less than five acres. He proposes having chickens and a coup.

Donohoe motioned and Pellett seconded to waive a public hearing, All Board members in attendance voted Aye.

The Board discussed the code on chickens and may need to make some changes. A brief discussion was held on the Bennett property located on Rt 64 N. Rogers stated he has seen equipment on the property.

IV. Minutes:

Minutes of February 4, 2021

Woodruff made a motion and Rogers seconded the motion to approve the minutes 2/4/2021 All board members present at the 2/4/2021 meeting voted aye. Pellett abstained; vote was carried.

V. Meeting Adjourned:

Fink made a motion and Pellett seconded the motion to close the meeting at 8:00 pm. All Board members present voted Aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary